129.0	0002	0004.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,204,900	/	1,204,900
USE VALUE:	1,204,900	/	1,204,900
ASSESSED:	1,204,900	/	1,204,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
49		ACADEMY ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BALDWIN DAVID W/HILARY W
Owner 2:	
Owner 3:	
Street 1:	49 ACADEMY ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	PERKINS CAROL BURLEY-ETAL -
Owner 2:	PERKINS JOHN HARMON -
Street 1:	49 ACADEMY ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 8,378 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1900, having primarily Wood Shingle Exterior and 3571 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	8378.000	596,400	4,300	604,200	1,204,900
Total Card	0.192	596,400	4,300	604,200	1,204,900
Total Parcel	0.192	596,400	4,300	604,200	1,204,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 337.41 | /Parcel: 337.4

Legal Description

User Acct 83714

GIS Ref

GIS Ref

Insp Date 05/11/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 129.0-0002-0004.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	596,300	4300	8,378.	604,200	1,204,800	1,204,800	Year End Roll	12/18/2019
2019	101	FV	440,400	4300	8,378.	637,800	1,082,500	1,082,500	Year End Roll	1/3/2019
2018	101	FV	448,100	4300	8,378.	469,900	922,300	922,300	Year End Roll	12/20/2017
2017	101	FV	448,100	4300	8,378.	449,800	902,200	902,200	Year End Roll	1/3/2017
2016	101	FV	448,100	4300	8,378.	416,200	868,600	868,600	Year End	1/4/2016
2015	101	FV	406,000	4300	8,378.	349,100	759,400	759,400	Year End Roll	12/11/2014
2014	101	FV	406,000	4300	8,378.	341,000	751,300	751,300	Year End Roll	12/16/2013
2013	101	FV	403,600	4300	8,378.	324,900	732,800	732,800		12/13/2012

!10136!

PRINT

Date	Time
12/11/20	00:29:01

LAST REV

Date	Time
10/15/18	14:04:40
danam	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 10136

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
PERKINS CAROL B	42798-254		5/14/2004		715,000	No	No		
	12914-264		12/29/1975			No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/8/2018	1127	Redo Kit	12,000	C				
6/10/2015	660	Heat App	10,800		6/10/2015			Furnish and instal
5/20/2015	527	Renovate	24,855					
9/20/2013	1414	Manual	1,500	C				
6/26/2012	801	Redo Bat	10,000					
7/12/2007	561	Add Bath	5,000			G9	GR FY09	add 1/2 bath
6/14/2004	499	Re-Roof	8,000					

ACTIVITY INFORMATION

Date	Result	By	Name
5/11/2018	Meas/Inspect	HS	Hanne S
6/23/2015	Info Fm Prmt	PC	PHIL C
6/3/2015	Permit Insp	PC	PHIL C
1/23/2014	Info Fm Prmt	EMK	Ellen K
7/16/2012	Info Fm Prmt	BR	B Rossignol
2/12/2009	Measured	372	PATRIOT
9/16/2004	MLS	MM	Mary M
11/17/1999	Mailer Sent		
11/1/1999	Measured	256	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	83714
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8378		Sq. Ft.	Site		0	90.	0.80	10									604,204						604,200	

Total AC/HA:	0.19233	Total SF/SM:	8378	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	
Total:	604,204	Spl Credit		Total:	604,200				

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	PURPLE		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	1900	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G16	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	15 - H.V.A.C		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	2	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	0.94403529
Const Adj.:	1.00989902
Adj $ / SQ:	119.173
Other Features:	119252
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	732693
Depreciation:	136281
Depreciated Total:	596412

COMMENTS

CHK COND 7/01.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	2	HB	1

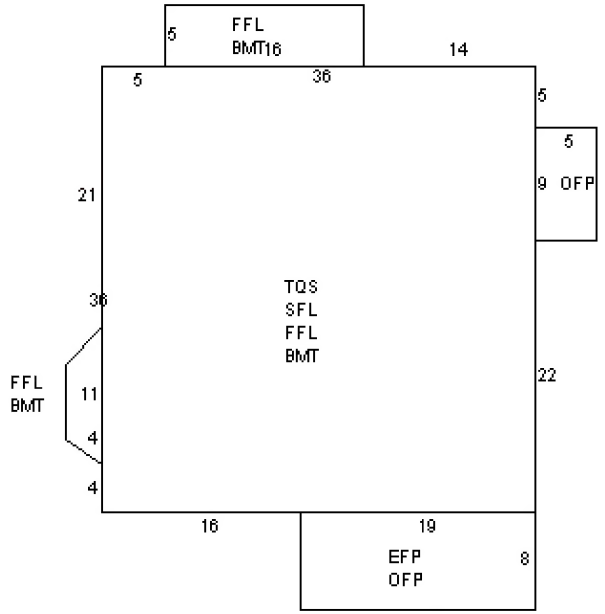
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	144.20
Special Features:	0	Val/Su Net:	112.83
Final Total:	596400	Val/Su SzAd	167.01

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,366	35.750	48,837
FFL	First Floor	1,366	119.170	162,790
SFL	Second Floor	1,260	119.170	150,157
TQS	3/4 Story	945	119.170	112,618
OFP	Open Porch	197	25.120	4,949
EFP	Enclos Porch	152	45.580	6,929

Net Sketched Area:	5,286			Total:	486,280
Size Ad	3571	Gross Are	5601	FinArea	3571

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

129.0-0002-0004.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X20	A	FR	1930	21.25	T	50	101			4,300			4,300

More:	N	Total Yard Items:	4,300	Total Special Featues:		Total:	4,300